



**CITY OF DANBURY**  
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**ENVIRONMENTAL IMPACT COMMISSION**  
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**ENVIRONMENTAL IMPACT COMMISSION  
MINUTES**

*Web-Based Meeting Hosted on ZOOM*

**Wednesday, October 13, 2021**  
7:00 p.m.

**ROLL CALL:**

Chairman Bernard Gallo called the meeting to order at 7:05 p.m. Present by roll call were: Bernard Gallo, Mary Cronin, Matt Rose, and Alex Wolk. Absent: Geoff Herald and Mark Massoud. Staff present were Environmental Compliance Officer Richard Janey and Secretary Mary Larkin.

**ACCEPTANCE OF MINUTES:** September 22, 2021

Motion to accept the minutes of September 22, 2021 was made by Matt Rose; seconded by Alex Wolk. All in favor with AYES from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo.

The next regular meeting is scheduled for **October 27, 2021**

**OLD BUSINESS:**

#1135: O'Shea, Peter, Michael Zeerip, Agent, 5 Oak Lane, (I08035), RA-20 Zone, for proposed addition.

Ralph Gallagher, Jr., P.E. represented the applicant regarding an addition and new septic system on this approximately one-half acre parcel. Mr. Gallagher presented this application at the September 22, 2021 meeting and stated this addition is a good distance from the lake. There is a steep slope to the land and the addition is proposed in the only feasible area.

Environmental Compliance Officer Richard Janey prepared a Project Impact Report with five conditions that was submitted to the Commissioners. Mr. Janey stated that if the erosion and sedimentation controls are maintained and checked regularly, he was in agreement with an approval.

Motion to approve was made by Matt Rose, with five conditions of approval; seconded by Alex Wolk. There were no remarks or comments. All in favor with AYES from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo.

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#1136: Taubman, Philip, Michael Mazzucco, Agent, 130A West King Street, (B06030), RA-80 Zone, for proposed single-family dwelling.

This application was before the Commission at the last regular meeting on September 22, 2021. Chairman Bernard Gallo asked if Mr. Mazzucco had seen the report. Mr. Michael Mazzucco stated that he read the report (Project Impact Report) and has no problems with the contents.

Motion to approve by summary ruling was made by Matt Rose, with seven conditions of approval; seconded by Alex Wolk. All in favor with AYES from Mary Cronin, Matt Ross, Alex Wolk, and Bernard Gallo.

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#1137: Fisher, Lionel & Sherigo, Artel Engineering, Agent, 8 Louis Allan Dr., (B08077), RA-80 Zone for installation of driveway for construction of a single-family dwelling.

Richard Janey is still reviewing the application. A site walk is planned for October 18, 2021, and Mr. Janey would like to study the previous approval. Mr. Gallo said that the previous approval was granted in 2003 with 19 conditions, and the residence was never built.

Dainius Virbickas, P.E., Artel Engineering, explained they had initially gone through the approval process almost 20 years ago. The property was purchased by another developer, and Mr. Virbickas' involvement was minimal. He viewed the property and found the large crossing that was previously required was already installed with steep embankments on the crossing. He said that rails will be needed on top of the crossing. Development should be straightforward. There will be no loss of wetlands based on what they are proposing. He and Richard Janey will take a look and report back to the Commission.

Motion to table until the next regular meeting on October 27, 2021 was made by Mary Cronin; seconded by Matt Rose. All in favor with AYES by roll call from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo.

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#1139: SC Ridge Owner, LLC c/o Summit Development, LLC, 100 Reserve Road, (C16022) PND Zone, proposed warehouse construction

Thomas Beecher, Esq. appeared on behalf of the applicant, SC Ridge. Also present were Paul Szymanski, Project Engineer, Mike Basile from SC Ridge, and Abigail Adams, Landscape Architect. Attorney Beecher stated that he thought Mr. Szymanski and Mr. Janey were going to meet. Environmental Compliance Officer Richard Janey confirmed and said this is still in review process, and he would like to take a closer look at Ms. Adams' landscaping plan as it was just received today.

Motion to table until the next regular meeting on October 27, 2021 was made by Alex Wolk; seconded by Matt Rose. All in favor with AYES by roll call from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo.

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NEW BUSINESS:

#1140: Castro, Braulio, Ralph Gallagher, Jr., agent, 197 Southern Boulevard, (17132), RA-20 Zone, remove fill as required.

Ralph Gallagher, P.E. is representing the applicant, Mr. Castro, who is also on the ZOOM meeting this evening. The Commissioners may know the property consists of approximately one-third acre on the north side of Southern Boulevard between Tarrywile Lake Road and Sunset Drive. Mr. Castro did some filling on the north side of the property, very close to the wetlands toward the rear and the property line. James McManus, (Soil Scientist), marked the wetlands, Paul Hiro, (Licensed Surveyor), located the wetlands and the fill. Proposal is to pull the fill back from the north side of the property 10'; from the east side of the property 5' and then slope it back up at a reasonable slope of two to one, stabilize everything, and plant whatever the commission deems necessary to plant in the buffer between the wetlands and the slope.

Mr. Gallo said that he has been out to the site several times and said Mr. Castro has dumped a lot in the back wetlands. He further stated that even though it's his property, there is a lot of wood and nonsense back there that has to be cleared out, and Mr. Gallo didn't think 10' back was enough. Mr. Gallagher said there didn't seem to be any fill in the wetlands -- erosion, yes. Mr. Gallo said he's dumped some trees and other material in the wetlands and that has to come out. Mr. Gallagher said that (the dumped trees and material) would have to come out with permission from the neighbor(s) to do it, but he was sure that could be done. Mr. Gallo asked if he could put that in the proposal? Mr. Gallagher said that he has a big note on the plan to remove the off-site fill if required. Mr. Gallagher said there is soil stock pile shown there because they do not propose removing it by the bucket. They propose moving it off site when the pile gets bigger. Mr. Gallo said that there is a maple tree there that is not in very good shape and asked Mr. Gallagher to please take a look at it.

Mr. Gallo asked if Mr. Janey had any comments. Mr. Janey acknowledged there is substantial fill, and there needs to be some kind of resolution. He will continue to check in periodically, as he has done over the last couple of months, to make sure there is no further filling or any regulated activities being conducted without a permit. Mr. Gallo asked if there were requests for other permits. Mr. Janey replied that applications for erosion or excavation permits have not been received. Mr. Gallagher said they were on their way to get this approval. Mr. Gallagher added that he overlaid to 2012 City of Danbury topography with Mr. Hiro's existing topography, and they were in the same system. He said it shows that in the corner there's only about four to five feet of fill over the original, so he thinks there must have been a plateau and a drop off of the fill prior to Mr. Castro filling further. He could not find an area which was more than a five-foot fill. Mr. Gallagher said that when you over the bank, you think it was filled with 10' or 15' and that's not the case.

Motion to table until the next regular meeting on October 27, 2021 was made by Matt Rose; seconded by Alex Wolk. All in favor with AYES from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo.

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PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: None

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Alex Wolk. All in favor with AYES by roll call from Mary Cronin, Matt Rose, Alex Wolk, and Bernard Gallo. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Mary S. Larkin  
Secretary